



## Asking Price £250,000

### West Avenue, Clarendon Park, Leicester, LE2 1TS

- End Terrace
- Lounge
- Kitchen
- Courtyard Garden
- Council Tax Band B
- Two Bedrooms
- Dining Room
- Bathroom
- EPC E
- Freehold





A charming TWO BEDROOM end terrace CORNER PROPERTY located in Clarendon Park Road, with a choice of popular restaurants, coffee bars and boutique shops.

The property briefly comprises TWO RECEPTION rooms and a kitchen on the ground floor.  
The first floor has two bedrooms and a bathroom.

The house benefits from having double aspect windows giving lots of natural light which add to the charm and character of the property.

There is a good size courtyard garden.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

### ENTRANCE HALL

Front door, stairs leading down to basement.



### RECEPTION ONE

**12'4" x 11'5" (3.78 x 3.48)**

Cast Iron fireplace, wooden floor boards, coving, picture rail, meter cupboard, radiator, double glazed window to side aspect.



### RECEPTION TWO

**12'4" x 11'6" (3.76 x 3.51)**

Cast iron fireplace with wooden surround, radiator, double glazed windows to both front and side aspects.

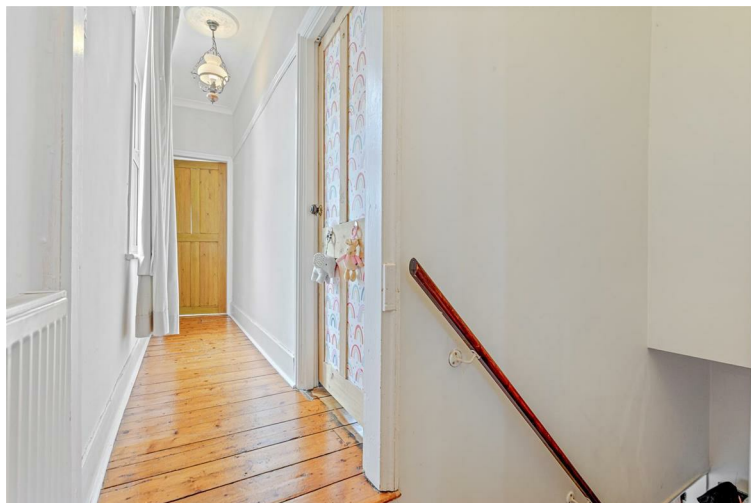


### KITCHEN

**9'10" x 6'10" (3.02 x 2.10)**

Fitted units, worktops, tiled splashbacks, plumbing for W/M, integrated dishwasher, space for fridge-freezer, four ring gas hob with extractor and oven, double glazed window to front aspect, radiator, double glazed door to rear.





### LANDING

Access to loft, radiator, coving, double glazed window to front aspect,

### BEDROOM ONE

**12'4" x 11'3" (3.76 x 3.45)**

Picture rail, coving, wooden floorboards, radiator, double glazed windows to both side and front elevation.



### BEDROOM TWO

**12'2" x 8'5" (3.72 x 2.57)**

Coving, picture rail, built in cupboard, radiator, wooden floorboards, double glazed window to side elevation.



### BATHROOM

**9'10" x 7'1" (3.00 x 2.18)**

Bath with mains rain head mixer shower, low level W/C, vanity unit, heated towel rail, part tiled walls, built in cupboard housing the boiler, double glazed window to front elevation



### OUTSIDE

Delightful courtyard garden which is a good size. water tap, wooden gate, brick wall border.



### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or

recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

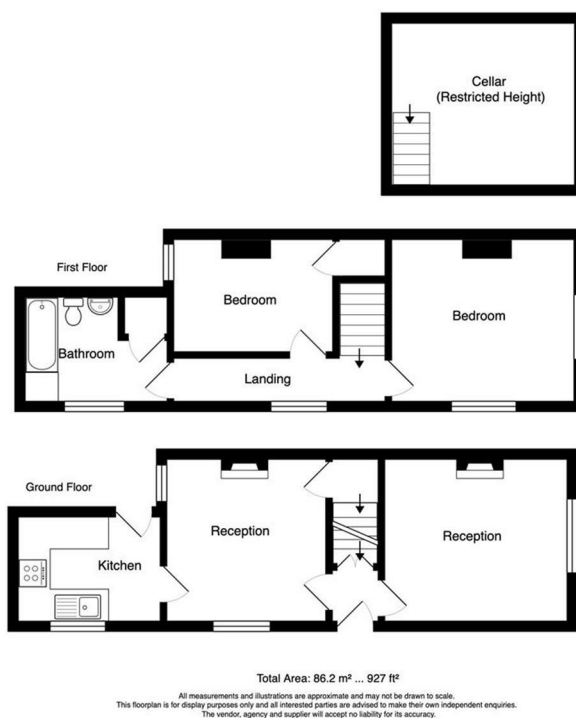
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

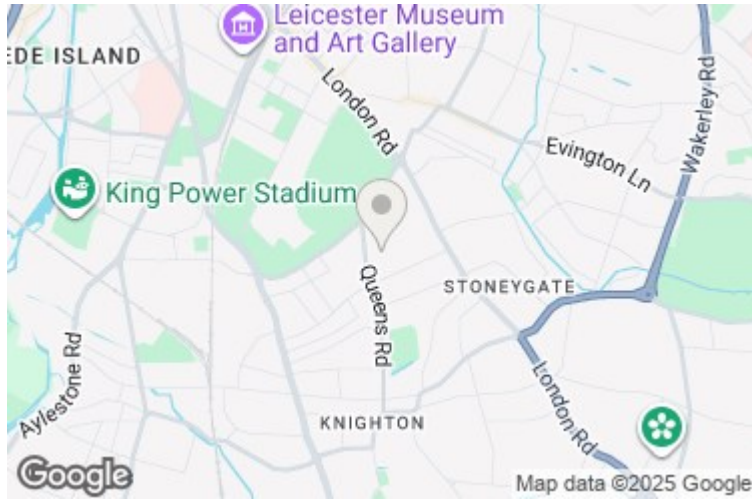
Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			77
			43

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

